

HUD Income Limits - Fiscal Year 2005

Household Size	(2) 30% of median income	(2) 50% of median income	(1) 60% of median income	(2) CDBG Moderate Income: 80% of median income	80% of median income	95% of median income	100% of median income	110% of median income	120% of median income
1 person	17,350	28,950	34,740	46,300	46,250	54,950	57,800	63,600.00	69,400.00
2 persons	19,850	33,100	39,720	52,950	52,850	62,800	66,100	72,700.00	79,300.00
3 persons	22,350	37,200	44,640	59,550	59,450	70,600	74,350	81,750.00	89,200.00
4 persons	24,800	41,350	49,620	66,150	66,100	78,450	82,600	90,850.00	99,100.00
5 persons	26,800	44,650	53,580	71,450	71,350	84,750	89,200	98,150.00	107,050.00
6 persons	28,800	47,950	57,540	76,750	76,650	91,050	95,800	105,400.00	115,000.00
7 persons	30,750	51,250	61,500	82,050	81,950	97,300	102,400	112,650.00	122,900.00
8 persons	32,750	54,600	65,520	87,350	87,250	103,600	109,050	119,950.00	130,850.00

(1) Issued by HUD **February 2005, effective 3/31/2005** and calculated in accordance with the IRS guidelines for consistency with HOME & LIHTC Programs

(2) Income limits provided by HUD - February **05**. CDBG Moderate Income Limits are currently capped at and based on the national median income of \$57,500. Due to a "High Housing Cost Exception" the CDBG Income Limit in Boston is linked to the FMR for a 2-BR Unit.

Monthly Rent Limits

Bedroom Size	Homeless Set-Aside (30% of median)	(1) Low HOME (50% of median)	(1) High Home (65% of median)	LIHTC (50% of median)	LIHTC (60% of median)	(2) CDBG (50% of median)	(2) CDBG (80% of median)	(3) Section 8 FMR	(4) Section 8 110% of FMR
SRO	325	542	691			543	868	768	844
0 BR/Eff.	434	723	921	723	868	724	1,158	1,025	1,127
1-BR	465	775	988	775	931	724 - 828	1,158 - 1,324	1,077	1,184
2-BR	559	930	1,188	930	1,116	828 - 1,034	1,324 - 1,654	1,266	1,392
3-BR	645	1,075	1,363	1,075	1,290	930 - 1,199	1,489 - 1,919	1,513	1,664
4-BR	720	1,198	1,501	1,199	1,439	1,116 - 1,365	1,654 - 2,184	1,676	1,843
5-BR	794	1,323	1,638	1,323	1,588	1,199 - 1,365	2,051 - 2,184	1,927	2,119
6-BR	861	1,447	1,775	1,365	1,638	1365+	2184+	2,178	2,395

(1) As issued by HUD February 05, effective 3/31/05

(2) As issued by City of Boston affordable rent statement

(3) As issued by HUD and effective 10/1/04 - 9/30/05

(4) Currently the BHA utilizes 100% FMR rent levels

Utility Allowance - BHA Leased Housing Division, Effective 4/1/03

		SRO/0 BR	1BR	2BR	3BR	4BR	5BR	6+BR
Gas	Single Family	67	77	88	104	122	142	154
Heat	Duplex, 3 Decker	60	69	79	94	110	128	139
	Garden, Row/Townhouse	54	62	70	83	98	114	123
	Elevator/Highrise	47	54	62	73	86	99	108
Oil	Single Family	70	81	92	109	128	149	162
Heat	Duplex, 3 Decker	63	73	83	98	116	134	146
	Garden, Row/Townhouse	56	65	74	88	103	119	130
	Elevator/Highrise	49	57	65	77	90	104	113
Electric	Single Family	73	84	96	114	133	155	168
Heat	Duplex, 3 Decker	66	76	86	102	120	139	151
	Garden, Row/Townhouse	59	67	77	91	107	124	135
	Elevator/Highrise	51	59	67	80	93	108	118
Hot	Gas	14	16	18	21	25	29	32
Water	Oil	13	15	17	20	24	28	30
	Electric	29	33	38	45	53	61	66
Cooking	Gas Oven	2	2	3	4	4	5	5
	Electric Oven	3	3	3	4	5	5	6
Lights & Appliances		22	26	30	35	41	48	52
Refrigerator		2	2	2	3	3	3	3

HOME Purchase Price/Value Limits

	1 Living Unit	2 Living Unit	3 Living Unit	4 Living Unit	Last Updated
Suffolk	\$312,895	\$500,548	\$484,155	\$598,421	1/4/2005

Home Per Unit Subsidy Caps:

Based on High Cost % effective 1/03

	0 BR & SRO's	1 BR Units	2 BR Units	3 BR Units	4+ BR Units
Boston	\$92,925	\$106,520	\$129,527	\$167,563	\$183,935